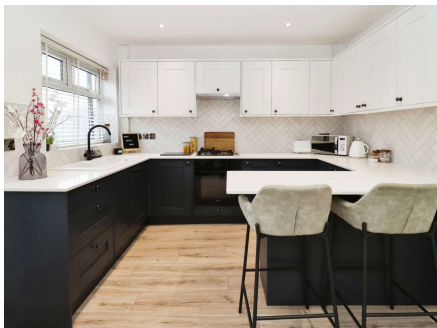




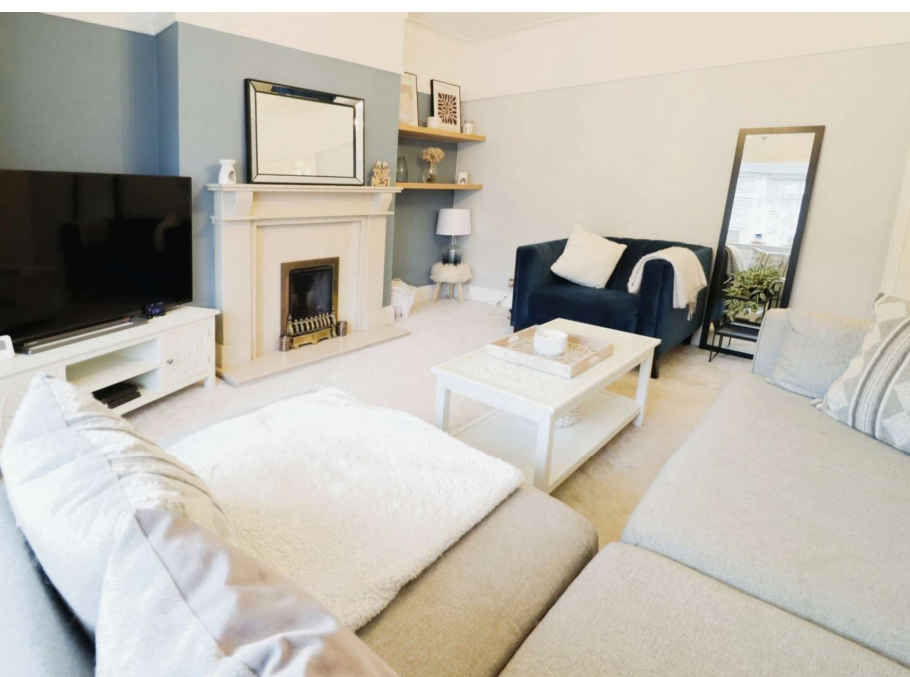
Prenton Dell Road, Prenton

£275,000



LESLEY HOOKS
ESTATE AGENTS





Step into the epitome of modern living with this immaculate contemporary family home. As you approach, you'll immediately appreciate the sleek and durable uPVC double glazing, ensuring both energy efficiency and a chic aesthetic. The comfort and warmth greet you the moment you step inside, thanks to the combi-fired gas central heating system. The journey through this home is a delight, starting with a welcoming hallway that sets the tone for what lies beyond. Convenience is key, and the ground floor boasts a practical downstairs WC, saving you trips upstairs. The spacious lounge invites you to unwind and relax, offering a perfect retreat for family movie nights or entertaining friends. Prepare to be impressed by the heart of this home – the open-plan smart fitted kitchen and dining room. A harmonious blend of style and functionality, this space is equipped with modern appliances and clever storage solutions. It's not just a kitchen; it's a culinary haven that seamlessly integrates with the dining area, fostering a warm and sociable atmosphere. The thoughtful design extends to a utility room, adding another layer of practicality to your daily routine. Three generous bedrooms await on the upper level, each providing a peaceful sanctuary for restful nights. The stylish shower room complements the contemporary theme, offering a refreshing and invigorating start to your day. Outside, the property continues to impress. A driveway with off-road parking ensures your vehicles are always conveniently at hand. The delightful rear garden beckons for outdoor enjoyment, whether it's a morning coffee on the patio or a barbecue with loved ones in the evening. This home is not just a residence; it's a statement of modern living at its finest. With its contemporary features, thoughtful design, and convenient amenities, this property invites you to embrace a lifestyle that is both sophisticated and comfortable. Welcome to your dream family home! Council tax band C. Freehold.

Hallway

17'6" (5.33m) Max x 6'9" (2.06m)

Downstairs WC

5'10" (1.78m) x 2'2" (0.66m)

Lounge

13'8" (4.17m) Into Bay x 14'11" (4.55m)

Open Plan Kitchen Dining Room

20'11" (6.38m) x 13'8" (4.17m) Max

Utility Room

9'1" (2.77m) x 6'10" (2.08m)

Bedroom One

13'1" (3.99m) Into Bay x 13'7" (4.14m)

Bedroom Two

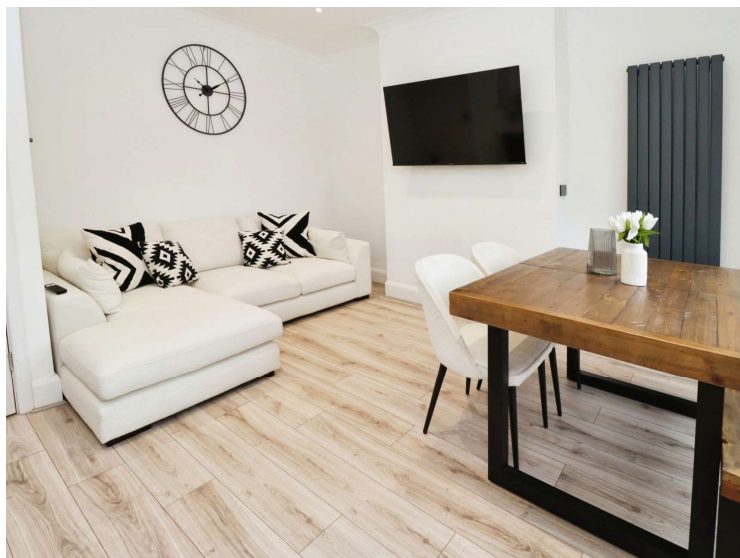
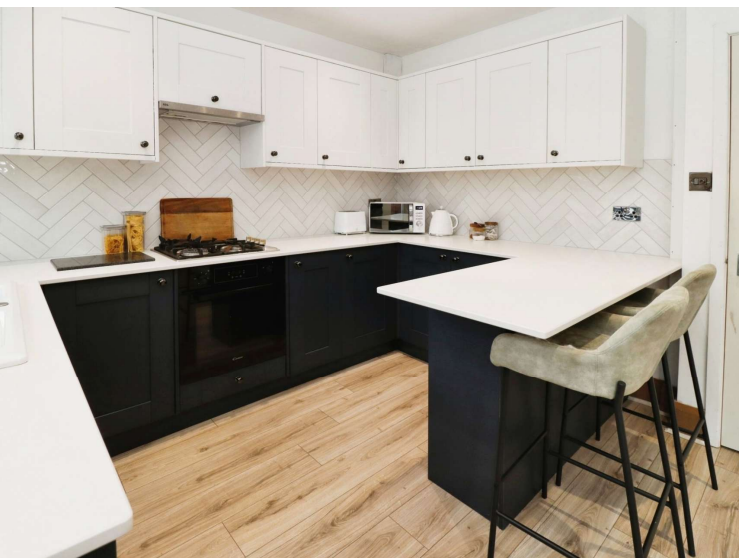
13'6" (4.11m) x 9'11" (3.02m)

Bedroom Three

11'5" (3.48m) x 10'6" (3.2m)

Shower Room

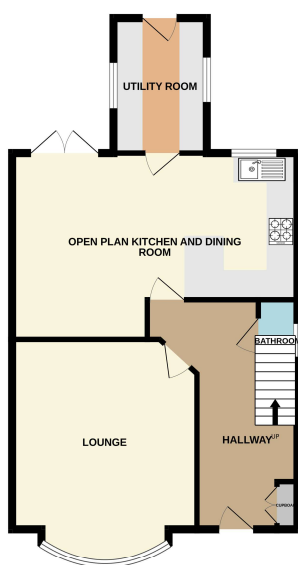
7'9" (2.36m) x 6'5" (1.96m)





GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1240 sq.ft. (115.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12005

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.